



**1 Philips Crescent**  
**Scunthorpe, Lincolnshire DN15 7BQ**  
**£175,000**

*Bella*  
properties

**\*\*NO CHAIN\*\*** Presented to a high standard throughout with updates to the roof and boiler, this three bedroom detached property located in a quiet cul de sac close to Scunthorpe Hospital is sure to have lots of interest. Boasting two reception rooms, a utility, two double bedrooms and neutral decoration throughout, this home would suit a first time buyer, couple or family looking for a property they can move straight into and make their own. With off road parking and a great position close to Scunthorpe Town Centre and it's many local amenities and transport links, this home is a must see. Viewings are available immediately and come highly recommended to appreciate this home!

The property itself briefly comprises of a hallway, living room, dining room, kitchen, utility and WC on the ground floor with landing, three bedrooms and family bathroom on the first floor. Externally, there is ample off road parking to the front of the property and to the rear behind double wooden gates is a fully enclosed garden with lawn and patio area.



## Hallway

Entrance into the property is via the front door into the hallway. Coving to the ceiling, central heating radiator and uPVC window to the front of the property. Doors lead to the living room and kitchen and stairs lead to the first floor.

## Living Room 12'5"x.1197'6" (3.79x.365)

Carpeted throughout with coving to the ceiling, central heating radiator, electric fireplace and uPVC bay window to the front of the property.

## Dining Room 12'11" x 11'11" (3.94 x 3.65)

Central heating radiator, two uPVC windows and double uPVC doors lead to the rear garden.

## Kitchen 14'1" x 6'7" (4.30 x 2.03)

A variety of base height and wall mounted units with complimentary counters and splashbacks. Integrated oven, gas hob, overhead extractor and sink and drainer. Space for fridge/freezer. Central heating radiator, uPVC window to the side of the property, built in pantry and door leads to the utility room.

## Utility

Houses the boiler. Space and plumbing for white goods. External door leads to the side of the property and door leads to the WC.

## WC

Toilet with uPVC window to the rear of the property.

## Landing

Carpeted throughout with uPVC window to the side of the property and doors leading to all three bedrooms and family bathroom.

## Bedroom One 12'4" x 11'11" (3.78 x 3.64)

Carpeted throughout with coving to the ceiling, central heating radiator and built in wardrobes. uPVC window faces to the front of the property.

## Bedroom Two 12'11" x 11'0" (3.94 x 3.37)

Vinyl effect flooring with central heating radiator and uPVC window faces to the rear of the property.

## Bedroom Three 8'0" x 7'6" (2.46 x 2.31)

Carpeted throughout with central heating radiator, fitted wardrobes and uPVC window to the rear of the property.

## Bathroom

Three piece white suite consisting of toilet, sink and bath with shower over. Part tiled walls, coving to the ceiling, heated towel rail radiator and uPVC window to the front of the property.

## External

To the front of the property is off road parking for multiple cars on the block paved driveway, with double wooden gates leading to the rear garden. To the rear is a fully enclosed garden with a good level of privacy, lawn and patio area for entertaining.

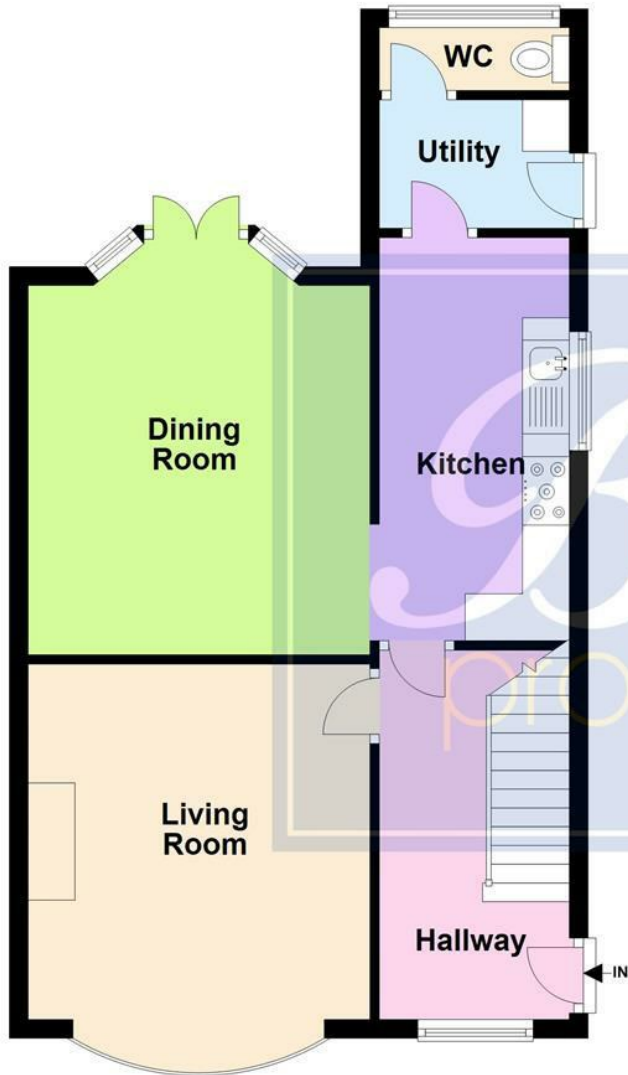
## Disclaimer

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## Ground Floor



## First Floor



Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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